This Instrument Prepared By: pkl 40

Kenneth P. Ezell, Jr.
BONE, LANGFORD & ARMISTEAD
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED BOOK 7356 PAGE 614

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Shipley Builders, Inc.	Investors Federal Savings Bank	117-9-69
504 Fairfax Place	2021 Richard Jones Road	
Franklin, Tennessee 37064	Nashville, Tennessee 37215	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, J. Thomas Smith and Frances Ratcliffe Smith ("Grantors") have bargained and sold and do hereby transfer and convey unto Shipley Builders, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Unit B of City Farm Condominiums, a horizontal property regime created under Title 66, Chapter 27, Sections 101, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 7354, page 711, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of City Farm Condominiums set forth as Exhibit B of said Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Grantors by deed from Dorothy Massey Davis and husband, Paul M. Davis, of record in Book 5643, page 319, Register's Office for said County.

This is improved property known as 2415 Valley Brook Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantors do hereby covenant with Grantee that they are are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. 1987 real property taxes, which have been prorated, and which Grantor agrees to pay as and when due.

2. Master Deed creating City Farm Condominiums of record in Book 7354, page 718, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record of Woodmont Estates in Book 3842, page 30, said Register's Office.

4. Bylaws of City Farm Condominiums of record in Book 7354, page 719, Register's Office for said County.

5. Terms and conditions of the Tennessee Horizontal Property Act, Tennessee Code Annotated §§ 66-27-101, et seq.

AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 18th day of September, 1987.

J. THOMAS SMITH

Frances Ratcliffe Smith
FRANCES RATCLIFFE SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $110,935.00

AFFIANT

Subscribed and sworn to before me, this 18th day of September, 1987.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth O Ezell, Jr., a Notary Public in and for said County and State, J. Thomas Smith and Frances Ratcliffe Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of September, 1987.

Kenneth O Ezell Jr
NOTARY PUBLIC

KENNETH O EZELL JR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My commission expires:

My Commission Expires July 13, 1991

66556

IDENTIFICATION REFERENCE

SEP 18 3 34 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7356 PAGE 617

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			.50	
			9.00	
			CHECK	20.00
			411A09/18/87 RA	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 6 5 5 6

IDENTIFICATION REFERENCE

SEP 18 3 34 PM '87

FELIX Z. WILSON, Register
DAVIDSON COUNTY, TN

No. 17749